



PLANNING COMMISSION HEARING

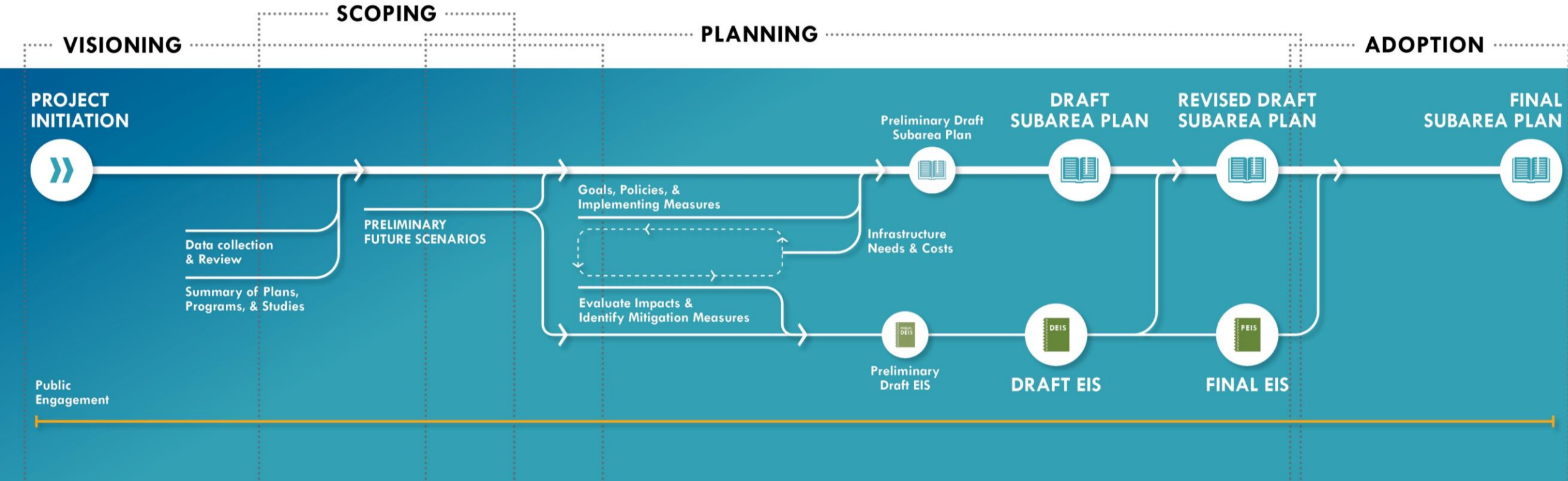
Bremerton Eastside Employment Center | June 15, 2020

Agenda & Goals of the Meeting

- **Agenda**
- **Welcome**
- **Draft Subarea Plan**
 - What We Heard
 - Changes/Refinements based on Input
- **Planned Action**
 - Analysis and Fee ranges
- **Discussion**
- **Hearing**
- **Meeting Goals**
- **Guidance**

Planning Process and Products

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- The Eastside Employment Center is undergoing a two-hearing process
- We anticipate Planning Commission's recommendation in July and City Council review adoption in the fall

Purpose of Meeting

1. Planning Commission ask clarifying questions to Staff
2. Receive Public Comments
3. Provide direction to Staff (to be incorporated into the next copy of draft documents)
4. Provide Recommendation to Council at the NEXT Public Hearing

What We Heard

Vision and Alternative Preferences

- Support for vision and guiding principles
- Preference for a composite Alternative with a Residential Focus

Specific comments include:

- Address need for housing
- Uncertain market demand for employment center corporate campus, especially during economic downturns
- The area has a “hodgepodge” of activities – expand multi-use to keep this character but incentivize desired use in certain locations.

Consider Lower Wheaton Way as an alternate north-south bicycle route through the EEC.

Avoid large format retail and low intensity uses

Provide more details on form-based zoning

Housing would be a good use to add to this area.

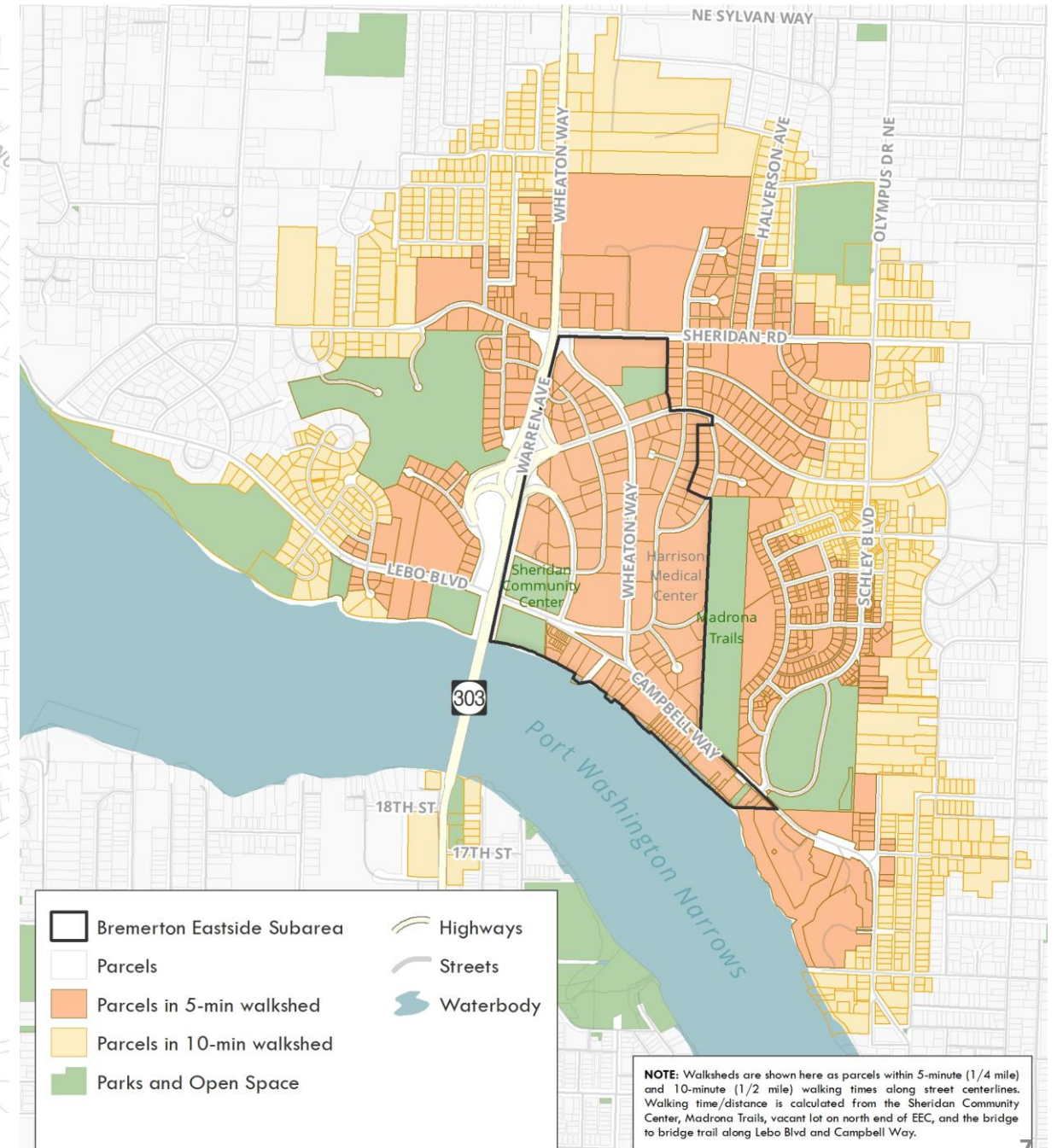
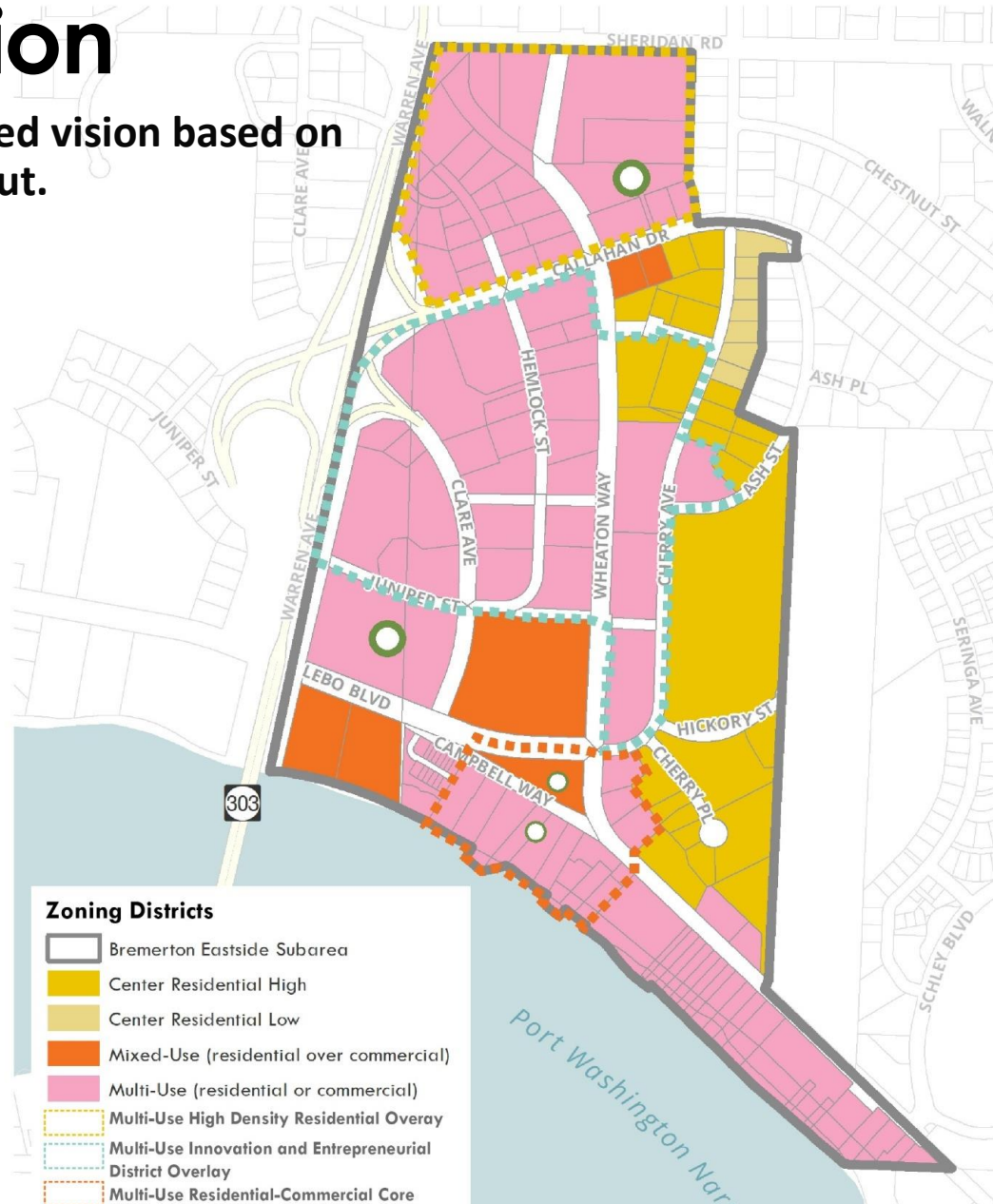
Address micro-mobility

Changes/Refinements Based on Comments

- **Vision and Guidance Framework**
- **Regulatory Framework**
 1. Framework
 2. Overlay Districts
 3. Block Frontage and Street Typologies
 4. Dimensional and Development Standards
 5. Parking Requirements
 6. Open Space Standards
 7. Incentive System

Vision

Updated vision based on
PC input.



Regulatory Environment

Framework

- **Zoning Map**
- **Overlay Districts**

Uses and intent of the districts.

- **Dimensional & Development Standards**

Height, FAR, setback, coverage, parking, and incentives.

- **Block Frontages and Street Typologies**

Standards that guide the look and feel of development when viewed from the street.

- **Design Guidelines**

Standards that guide site design, pedestrian emphasis, and building/architectural character, Depending on the nature of the site and proposed use, not all elements of this might be applicable.

Regulatory Environment

Overlay Districts

Eastside Multi-Use High Density Residential

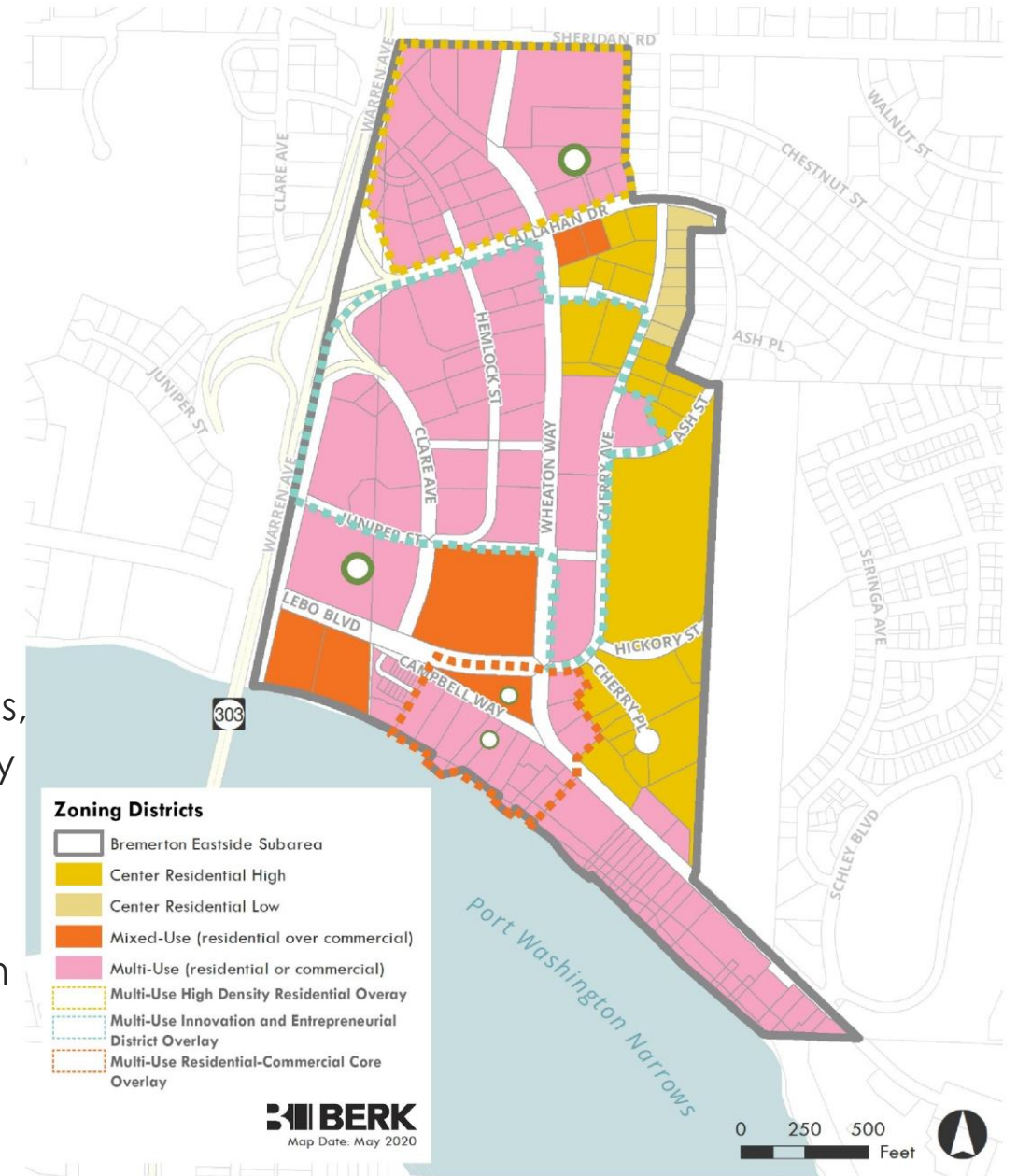
Overlay: Encourage cohesively designed, walkable settings with a range of uses including multi-unit, higher density ownership and rental housing (apartments, fourplexes, townhouses) integrated with a range of complementary retail, commercial, and public spaces.

Eastside Multi-Use Innovation and Entrepreneurial District Overlay

Provide flexible opportunities for local entrepreneurial activity, including local production spaces, small business services, artisan industrial spaces, temporary uses, and incubator spaces for home occupations.

Multi-Use Residential-Commercial Core Overlay

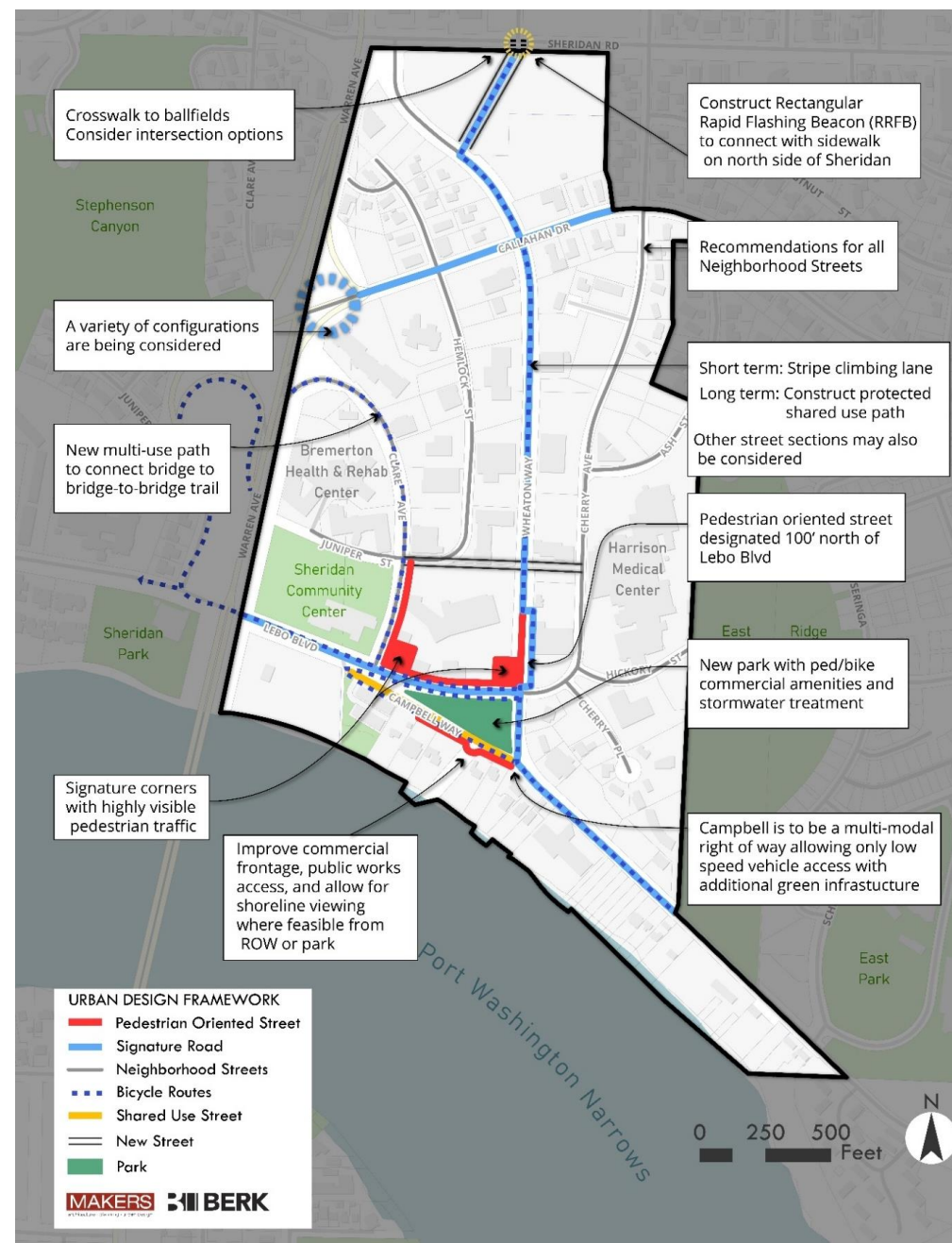
Provide for vertical mixed-use and horizontal mixed-use, in close proximity to each other, and oriented towards waterfront public open space, the Bridge to Bridge trail, and a community gathering space in Campbell Way.



Regulatory Environment

Block Frontage and Street Typologies

- ❑ **Pedestrian Oriented Streets:** Standards that emphasize pedestrian oriented circulation, amenity and attractions.
- ❑ **Signature Streets:** Standards to ensure that the subarea's high visibility streets are attractive and address building façade character, landscaping and parking location plus sidewalk and streetscape improvements.
- ❑ **Shared Use Streets:** Standards to ensure a low speed, non-motorized focused street.
- ❑ **Neighborhood Streets:** Standards to ensure that multi-use and residential areas feature attractive and accessible streetscapes.
- ❑ **Signature Street Corners:** Requirements to highlight prominent intersection corners by prohibiting parking, encouraging access, and requiring a prominent architectural element, artwork, or other feature.



Regulatory Environment

Dimensional and Development Standards

| Standards | Center Residential – High (CR-H) | Center Residential – Low (CR-L) | Eastside Mixed Use Core | Eastside Multi-Use |
|------------------------------------|----------------------------------|---------------------------------|-------------------------|--------------------|
| Minimum Ground floor height (feet) | 15' | 10' | 15' | 15' |
| Base Height (feet)* | 35' | 25' | 35' | 35' |
| Maximum Height (feet) | 65' | 35' | 65' | 65' |
| Minimum FAR | -- | | 0.45 | 0.45 |
| Base FAR | -- | | 1.0 | 0.75 |
| Maximum FAR | -- | | 1.5 | 1.5 |
| Minimum Density (du/ac) | 20 | 6 | 15 | 15 |
| Base Density (du/ac) | 40 | 20 | 40 | 25 |
| Maximum Density (du/ac) | 60 | 30 | 50 | 40 |
| Maximum Building Coverage (% site) | 70% | 70% | 70% | 70% |
| Max. Impervious Coverage (% site) | 80% | 80% | 80% | 80% |
| Front Street Setback | 10' | 10' | 0 | 0 |
| Min Side Setback | 5' | 5' | 0 | 5' |
| Min Rear Setback | 0' | 0' | 0 | 0 |
| Transitional Setback | 15' | 15' | 15' | 15' |
| Ground-floor Retail | NA | NA | Required | NA |

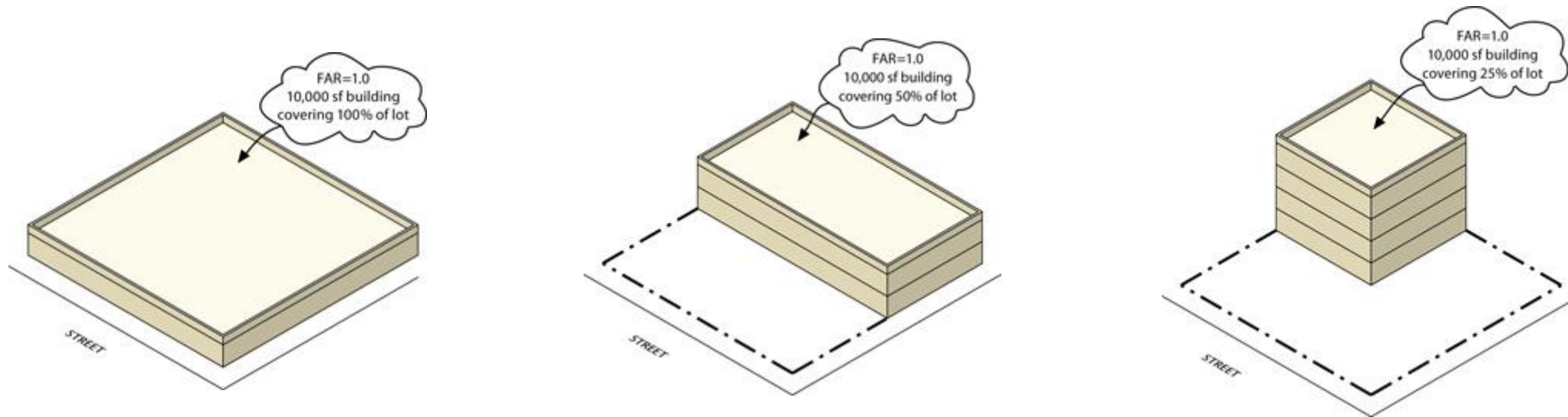
Regulatory Environment

Dimensional and Development Standards: HEIGHT

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Regulatory Environment

Dimensional and Development Standards: FAR



The floor area ratio is a way to regulate the size of buildings. FAR is the ratio of total building floor area to the area of its lot. When FARs are used, the zoning district has an FAR which, when multiplied by the lot area, produces the maximum amount of floor area allowable on that lot. For example, on a 10,000 square foot lot in a district with a maximum FAR of 1.0, the floor area on the zoning lot cannot exceed 10,000 square feet.

Regulatory Environment

Dimensional and Development Standards: FAR

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Regulatory Environment

Dimensional and Development Standards: **DENSITY**

| Standards | Center Residential – High (CR-H) | Center Residential – Low (CR-L) | Eastside Mixed Use Core | Eastside Multi-Use |
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Regulatory Environment

Dimensional and Development Standards: **SETBACK**

Setbacks refer to a required maximum horizontal distance between the finished exterior wall of a structure and the lot line of the lot on which it is located.

A maximum setback shall apply to the height of a structure up to fifteen (15) feet above grade, or the height of the building, whichever is less. Where not specified, no maximum setback shall apply..

Regulatory Environment

Dimensional and Development Standards: **SETBACK**

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Regulatory Environment

Dimensional and Development Standards: **GROUND FLOOR RETAIL**

| Standards | Center Residential – High (CR-H) | Center Residential – Low (CR-L) | Eastside Mixed Use Core | Eastside Multi-Use |
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Regulatory Environment

Parking Requirements

| Use | Unit of Measure | Stalls per Unit |
|-------------------------------|-------------------------|---|
| Residential | Dwelling unit | 1 |
| Senior housing complex | Dwelling unit | 0.5 |
| Assisted Living | Dwelling unit | 0.33 |
| Nonresidential uses | per 1,000 GSF | Minimum 1 space |
| Ground floor commercial space | First 3,000 square feet | Exempt from off street parking requirements |

Regulatory Environment

Parking Requirements : Bicycles

Office, residential, institutional, retail, and education uses are required to provide bicycle parking :

- ❑ One space per 10,000 nsf for nonresidential uses greater than 20,000 nsf.
- ❑ One space per every 10 dwelling units for residential uses.

Parking reductions for:

- ❑ Remodel, expansion, or alteration of existing structure may receive a reduction of up to ten (10) spaces.
- ❑ Provision of common bicycle storage room or other bicycle storage space with convenient access from street for use by all residents may receive a reduction up to 25%.
- ❑ For residential developments over 10 units, participation in a carshare program that includes dedicated car sharing spaces up to a maximum reduction of 20%.

Regulatory Environment

Open Space Standards

Common Open Space Sizing and Dimensions

- ❑ 100 SF per unit for mixed-use/housing

Common Open Space Design

- ❑ The space shall be oriented to receive sunlight.
- ❑ The common open space may include multi-use stormwater detention facilities,
- ❑ The common space shall be designed to ensure that the open space network addresses Crime Prevention Through Environmental Design (CPTED) principles.
- ❑ No more than 35% of the area may be covered by a structure.
- ❑ The space must be accessible from the dwelling units.
- ❑ The space must be oriented to encourage activity from local residents.

Private Open Space (min 48 SF)

Regulatory Environment

Incentives

| Incentive Category | Applicable Zones | Land Uses | Max Height | Max FAR | Max Density |
|--|---|-----------|------------|---------|-------------|
| Green stormwater retrofits that provide water quality benefits beyond standard requirements by code. | All | Zone Uses | 50% | 50% | 50% |
| Intergenerational Housing designed for Students and Seniors | All | Zone Uses | 100% | 100% | 100% |
| Income-restricted units* | All | Zone Uses | 50% | 50% | 50% |
| Flexible structure or space that features seasonal and temporary activations of public space across a variety of uses that appeal to people of all ages and backgrounds. Examples include farmers markets, food truck parking, and outdoor dining areas. | Multi-Use Residential-Commercial Core Overlay | Zone Uses | 50% | 50% | 50% |

Regulatory Environment

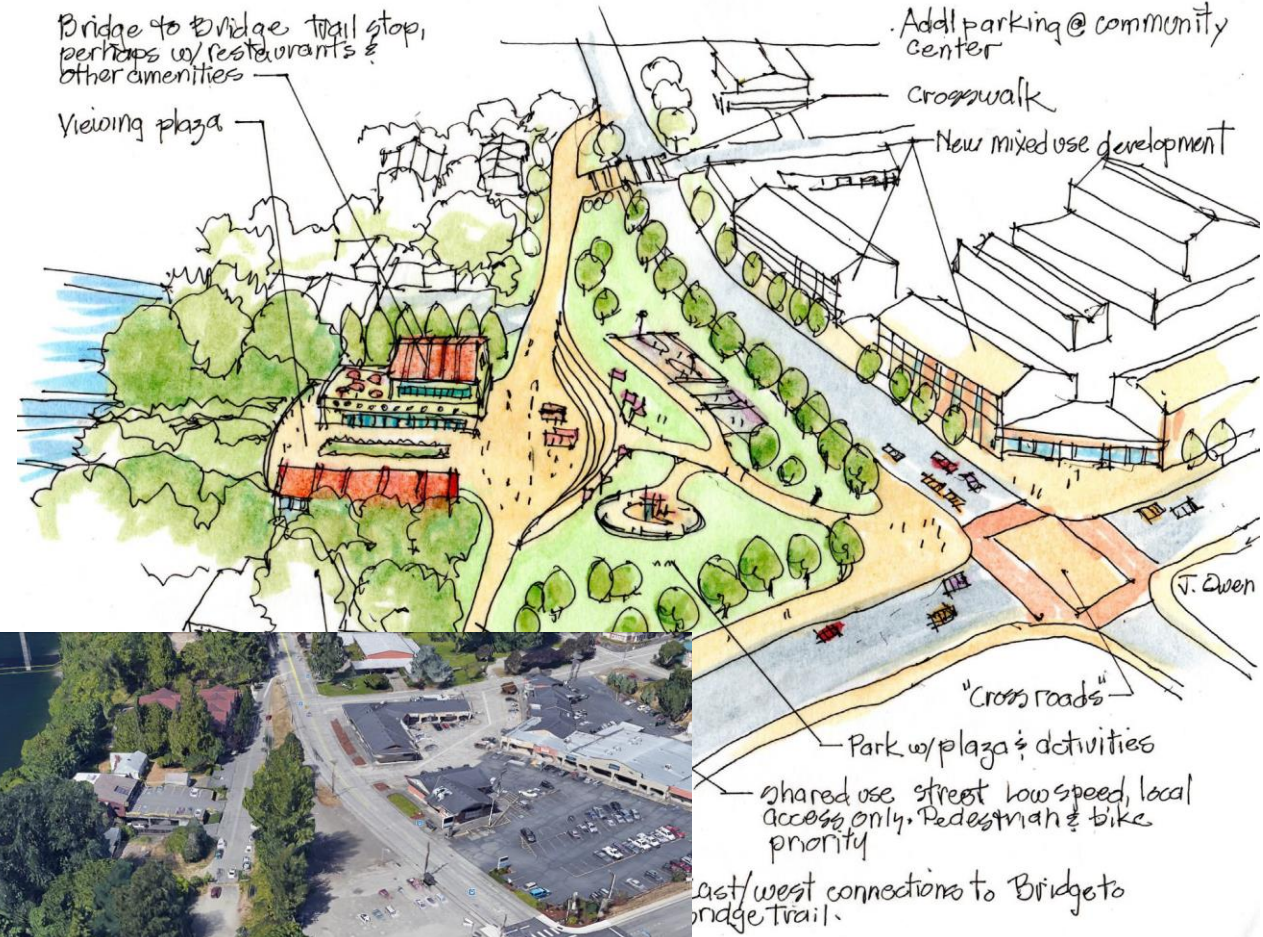
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Incentives

| Incentive Category | Applicable Zones | Land Uses | Max Height | Max FAR | Max Density |
|---|--|-------------|------------|---------|-------------|
| Higher density, multi-unit housing such as apartments, fourplexes, townhouses or other higher density housing types that support walkability, local-serving retail, and public transportation options | Multi-Use High Density Residential Overlay | Residential | 50% | 50% | 50% |
| Rental or ownership housing affordable to households with incomes between 51-80% of the area median income (AMI). | Multi-Use High Density Residential Overlay | Residential | 50% | 50% | 50% |
| Work-live developments designed to accommodate both business and residential uses in the same area. | Multi-Use High Density Residential Overlay | Zone Uses | 25% | 25% | 25% |

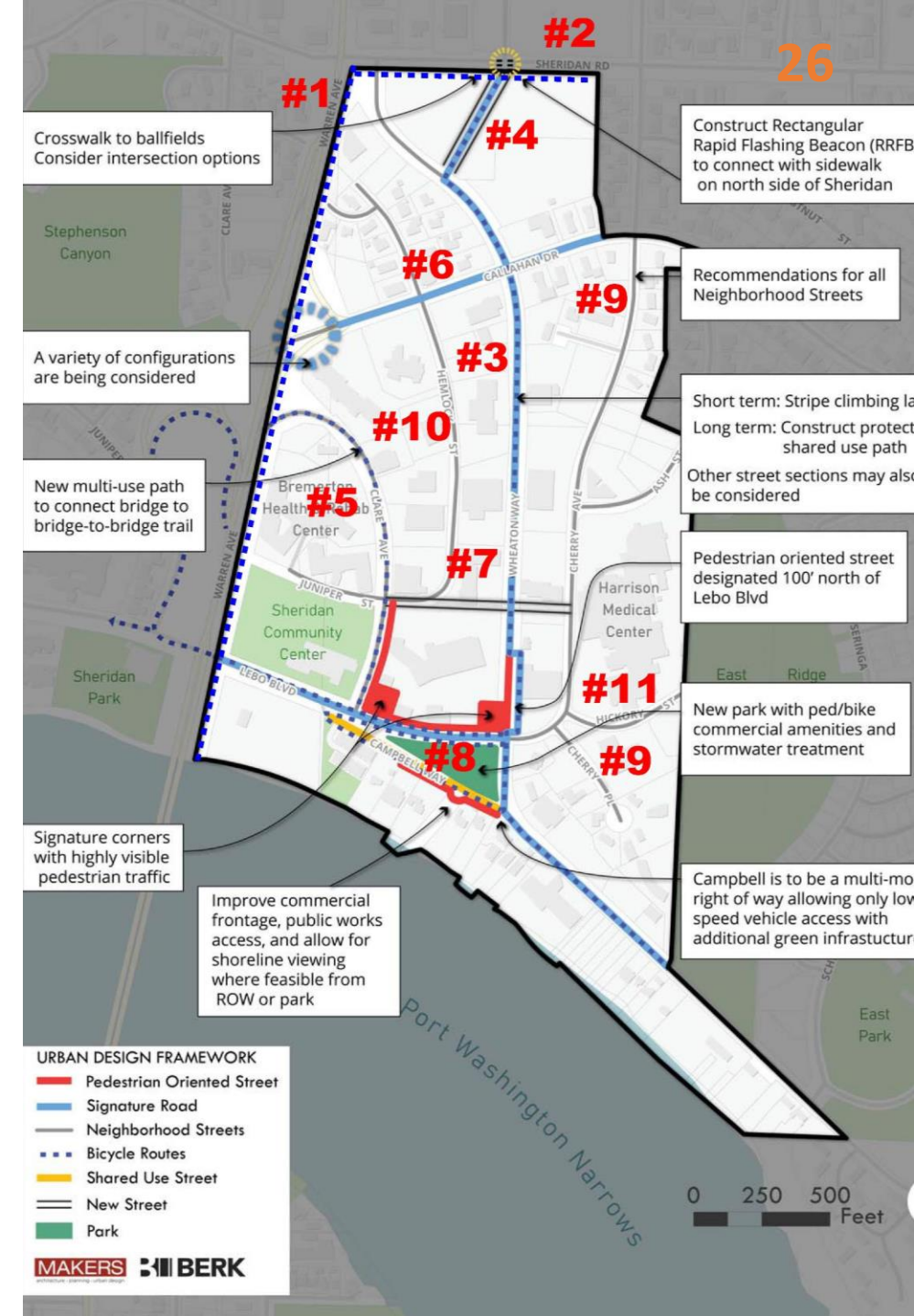
Questions? Clarifications?

Capital Investments



Capital Investments

- ❑ Street improvements
- ❑ Implement through frontage requirements and mitigation fees



Planned Action Process



Planned Action Ordinance

Sections:

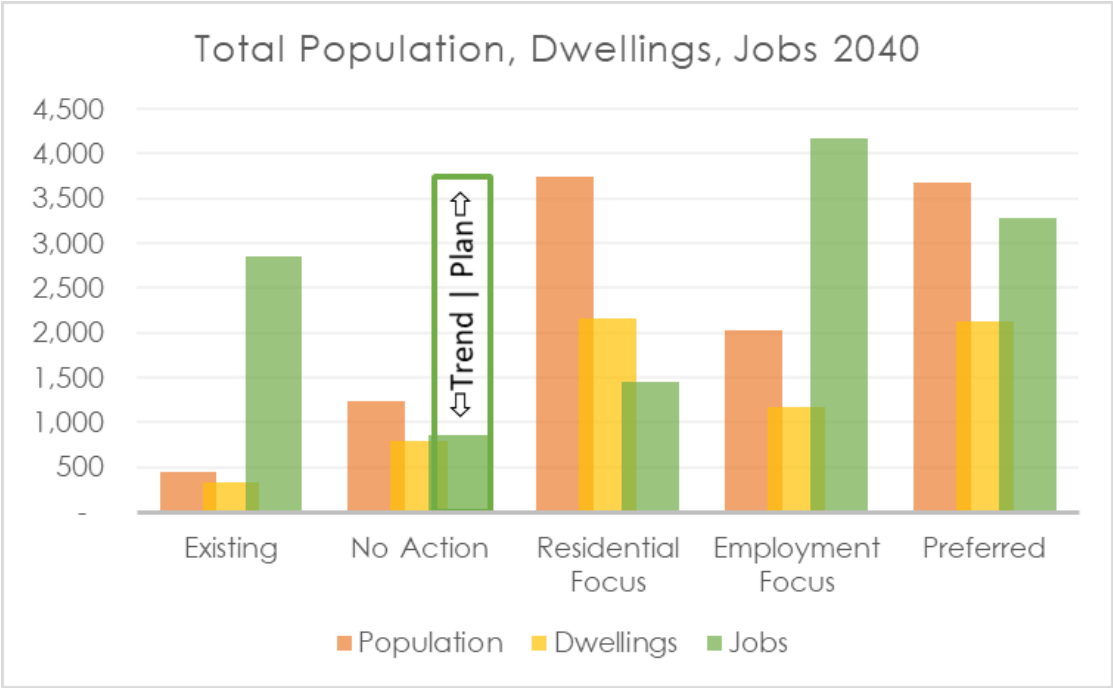
- 1: Recitals
- 2: Purpose
- 3: Findings
- 4: Procedures and Criteria
- 5: Monitoring and Review
- 6: Conflict
- 7: Severability
- 8: Effective Date

Exhibits:

- A. Eastside Subarea Planned Action Area
- B. SEPA Checklist and Mitigation Measures
 - B-1 Modified SEPA Checklist
 - B-2 Mitigation Document
 - B-3 Additional Mitigation Requirements & Procedures
 - B-4 Applicable Regulations and Advisory Notes

Key Criteria

Land Use



PM Peak Hour Vehicle Trips

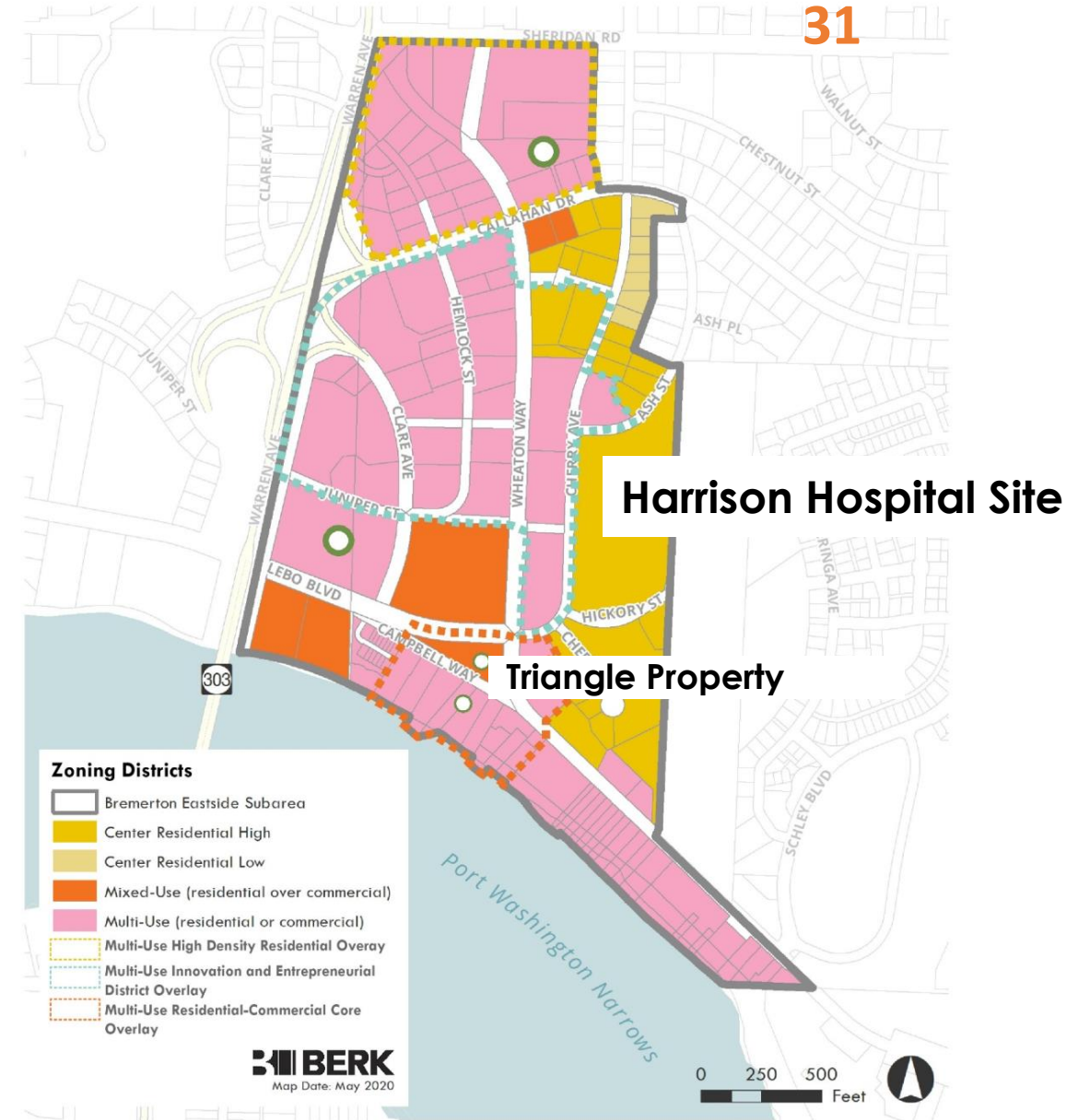
| Alternative | PM Peak Hour Vehicle Trips | Net Change in Trip Generation Compared to No Action Alternative |
|-------------------------------|----------------------------|---|
| No Action Alternative | 1,656 | — |
| Residential Focus Alternative | 1,568 | -88 |
| Employment Focus Alternative | 1,972 | 316 |
| Preferred Alternative | TBD | TBD |

Mitigation Measures

- Follow from EIS
- Shoulds = Shalls
- Topics:
 - Natural Environment
 - Population, Employment, and Housing
 - Land Use and Aesthetics
 - Transportation
 - Public Services
 - Utilities
- Transportation
 - Link to Frontage Requirements
 - Require SEPA Mitigation Fee – based on demand from new development
 - Cost estimates: ranged, refine with Public Works
 - Adapt for Preferred Alternative
- Parks
 - In-Lieu Fee for Onsite Open Space
 - Use for any project that adds capacity for new development within 10-minute walk area

Other Comments

- CHI/Harrison Hospital Site
- Triangle Property



Naming the Center

- How should the Eastside Employment Center be named to reflect the housing focus in this vision?

Today's Meeting

1. Planning Commission ask clarifying questions to Staff
2. Receive Public Comments
3. Provide direction to Staff (to be incorporated into the next copy of draft documents)
4. Provide Recommendation to Council at the NEXT Public Hearing

Next Steps

- **Planning Commission: July 2020**
- **City Council: Fall 2020**
 - Briefing
 - Hearing
 - Deliberation